

Significant Project Updates October 2021

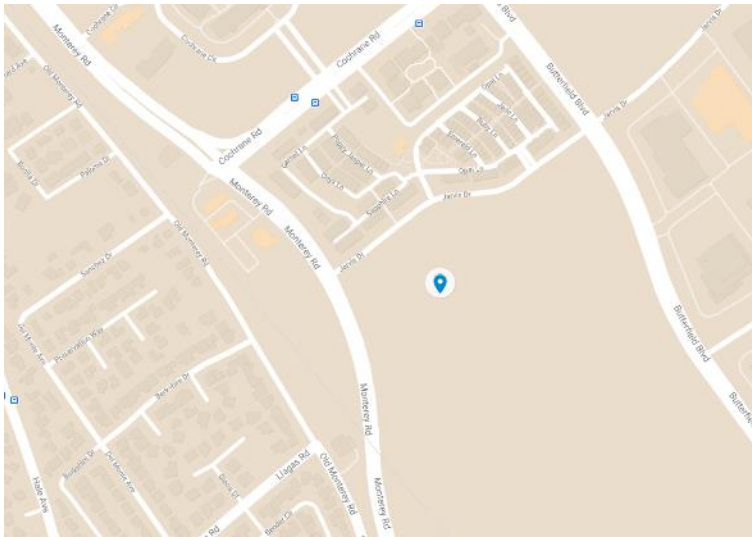


Housing Projects Underway



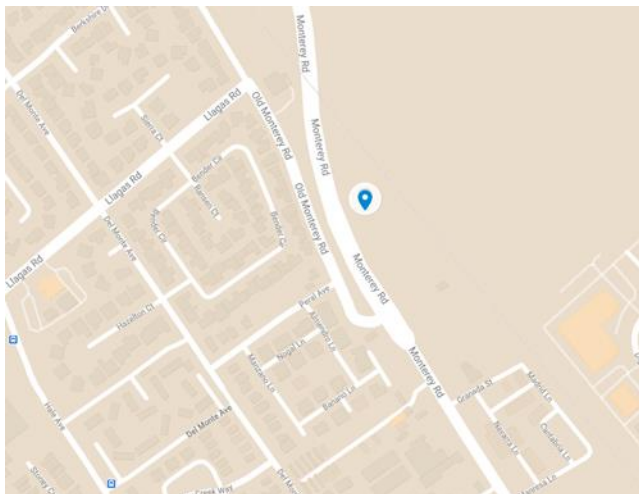
Morgan Hill Apartments (Braddock and Logan)

- 389 Apartments, including 78 very low-income
- Design Permit approved, grading underway
- <http://www.morgan-hill.ca.gov/1959/Morgan-Hill-Apartments>



Jasper (Monterey Gateway) (Trumark)

- 101 Townhomes
- Design Permit and Building Permits approved
- Construction underway
- <http://www.morgan-hill.ca.gov/1978/Monterey---City-Ventures>



Housing Projects Submitted or Pending



Monterey-Madrone (Jemcor)

- 249 units - 100% Affordable – Density Bonus & SB330
- Environmental review complete
- Planning Commission review pending
- <http://www.morgan-hill.ca.gov/2096/Monterey-Madrone-Affordable-Housing-Deve>



Crossings at Watsonville Road (UHC)

- 73 units - 100% Affordable – Density Bonus & SB330 (no density bonus, only concessions)
- Approved August 2021
- <http://www.morgan-hill.ca.gov/2082/Watsonville-Hordness-Crossings-at-Monter>



The Magnolias (First Community Housing)

- 66 units - 100% Affordable – Density Bonus and SB330
- Application under review - next step CEQA review
- <http://www.morgan-hill.ca.gov/2142/Monterey---First-Community-Housing-Magno>



Monterey-Manzanita Park (Dividend)

- 67 units
- Environmental review underway
- <http://www.morgan-hill.ca.gov/2074/Manzanita-Park>



Morgan Hill Senior Housing (Beacon)

- 82 units – 100% affordable - low-income senior apartments
- Design Permit Approved
- Demolition completed
- <http://www.morgan-hill.ca.gov/2016/Morgan-Hill-Senior-Housing>



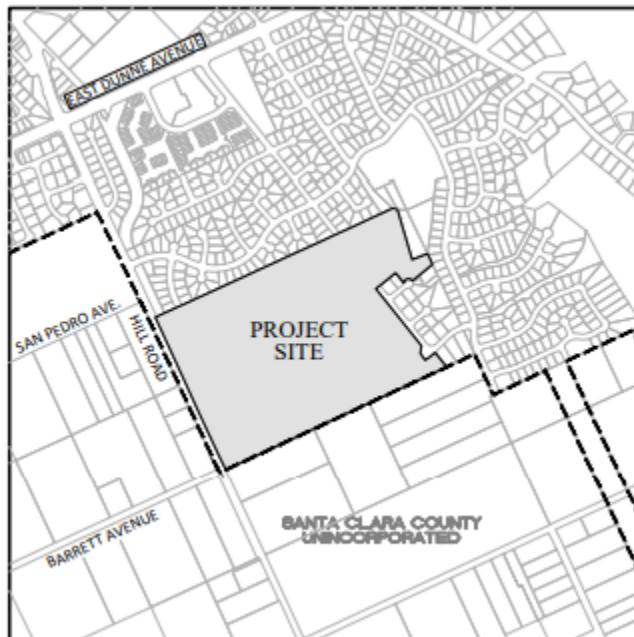
Crosswinds (Dividend)

- 269 units
- Environmental review underway
- <http://www.morgan-hill.ca.gov/2042/Half-Dividend-Crosswinds-Residential-Dev>



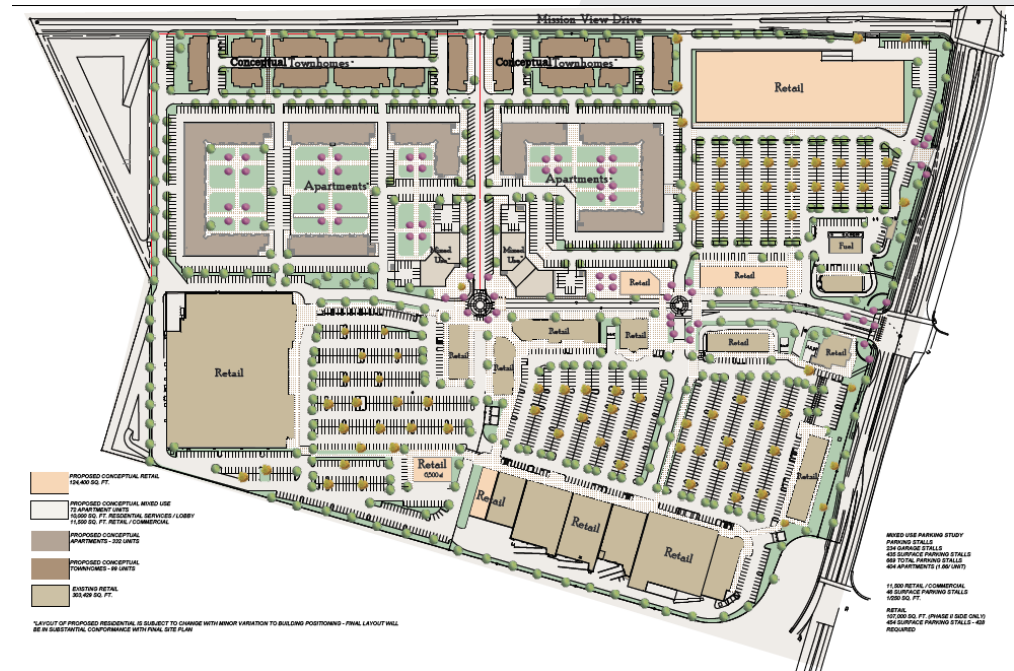
New Horizons (Morgan Hill Devco)

- Proposed General Plan & Zoning amendments
- 337 units
- Environmental review underway
- <http://www.morgan-hill.ca.gov/2041/Hill---Morgan-Hill-Devco-LLC>



Cochrane Commons Shopping Center Phase II

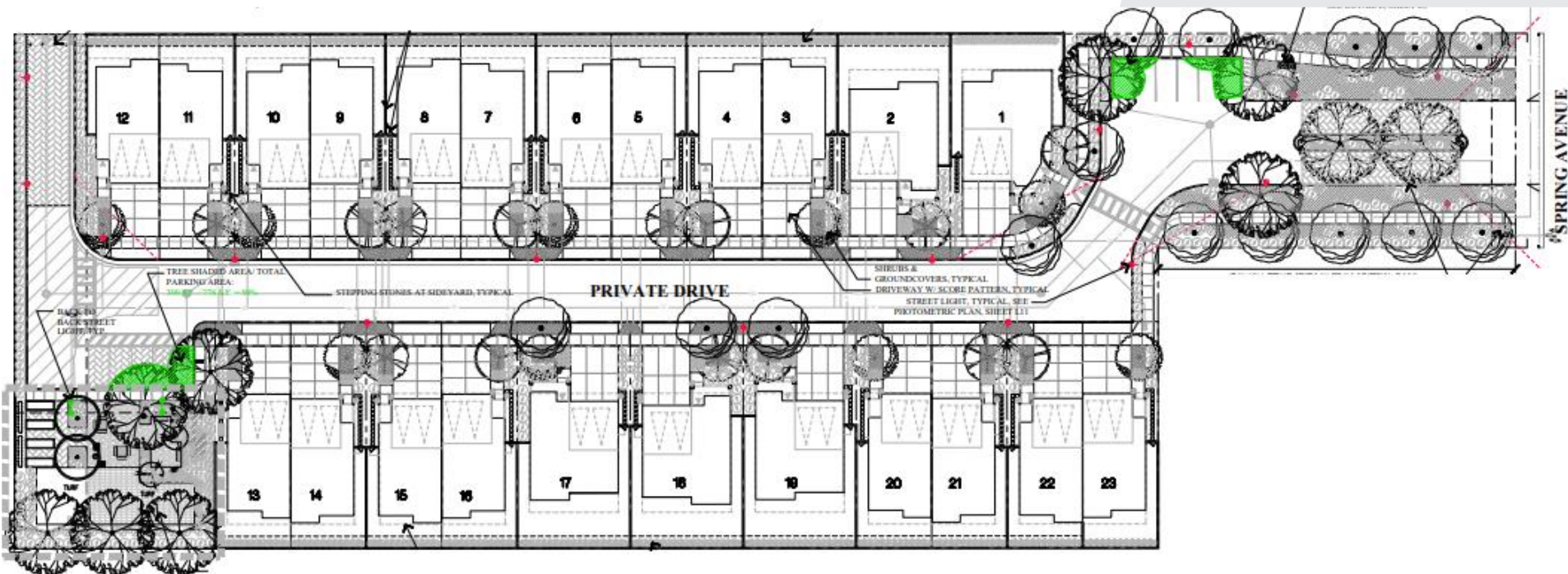
- Proposed General Plan amendment and maximum of 503 units as part of Planned Development Amendment
- Environmental Review underway



• <http://www.morgan-hill.ca.gov/2069/Cochrane-Commons>

Spring - Giancola

- 23 units
- Environmental review complete
- Planning Commission review pending



Tennant - Osito

- 16 units
- Design Permit approved
- <http://www.morgan-hill.ca.gov/2066/Tennant-Osito>



Other Housing Projects



Dakota-Dunne – 4 units

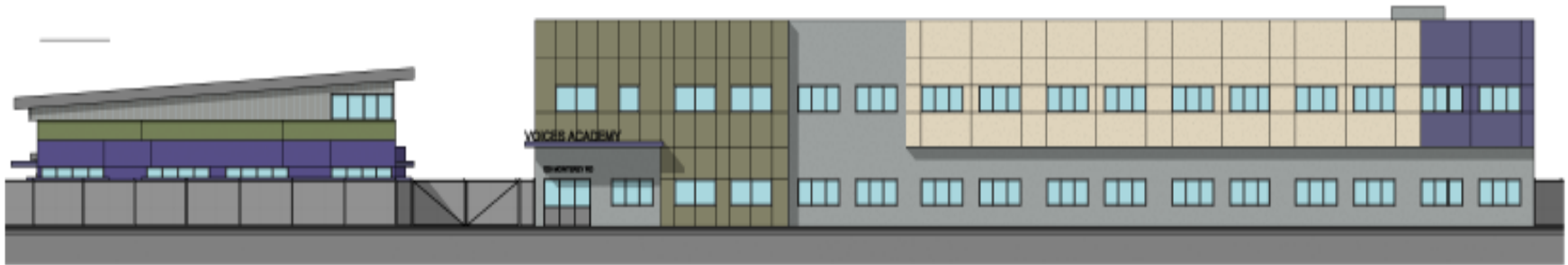
- Subdivision and Design Permit approved

Projects Currently Processing



Voices Charter School

- Approved Conditional Use Permit
- Approved Design Permit
- Building Permit issued
- Modular Construction
- <http://www.morgan-hill.ca.gov/1962/Voices-Charter-School>



DePaul Health Center

De Paul Health Center opened December 2020 to treat non-acute step-down patients during the initial Covid-19 surge. Renovations will eventually transform De Paul into a certified “subacute care” facility.



Redwood Tech 101

- Five (5) industrial buildings totaling 501,000 SF on 29 acres
- Design Review Permit and Vesting Tentative Map approved
- Proposal conforms to what is allowed in Zoning Code
- <http://www.morgan-hill.ca.gov/2128/Redwood-Tech-at-101>



Techcon

- 45,000 SF R&D, manufacturing and office facility
- Design Permit approved
- Building permit processing
- <http://www.morgan-hill.ca.gov/1963/Cochrane-Monument-Land-Co-Techcon>



Lillian Commons (Rosewood)

- Planned Development includes 55-bed hospital, a 10,000 SF medical office building, a 4,000 SF urgent care facility, 10,000 SF of retail space, open space and up to 150 multifamily units
- City Council approved December 2020
- <http://www.morgan-hill.ca.gov/1961/Lillian-Commons>



Cardinale Automotive

- Design Permit Approved
- Building Permit Approved



Railroad - Goyal

- 22,400 SF
- 2 Industrial buildings
- Conditional Use Permit and Design Permit approved
- Building permit nearing completion
- <http://www.morgan-hill.ca.gov/2018/Railroad---Goyal>



Downtown Gallery – W. 2nd St.

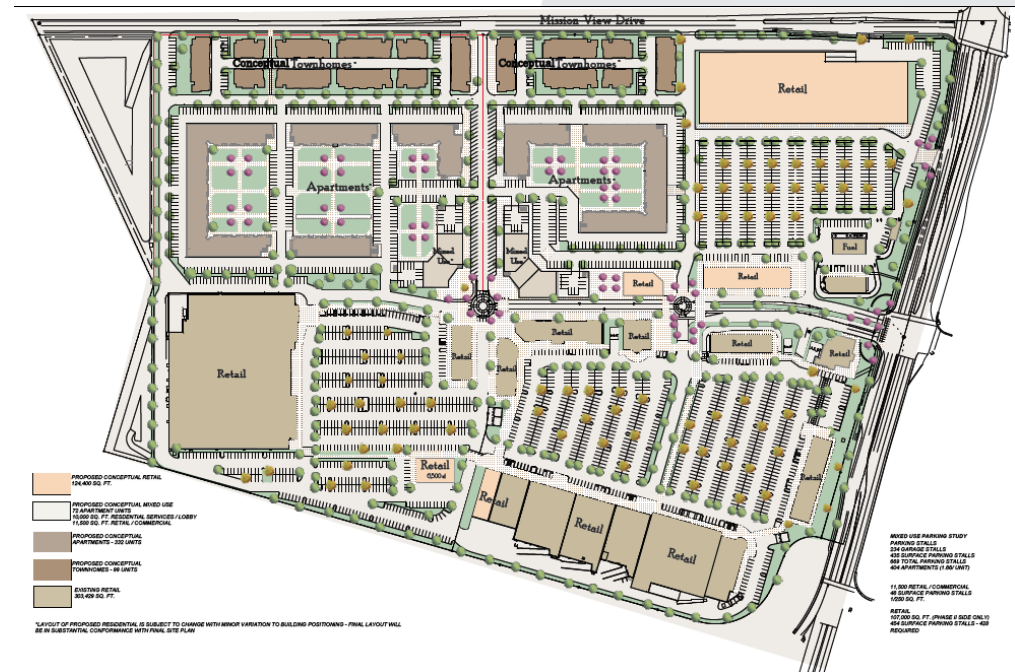


- Design Permit approved
- 2-story Gallery



Cochrane Commons Shopping Center Phase II

- Re-positioning as “lifestyle” center to include housing (formerly approved for 500,000 sq ft retail/multi-screen theater)
- General Plan amendment to expand Mixed Use Flex designation submitted as part of updated application for Planned Development Amendment



• <http://www.morgan-hill.ca.gov/2069/Cochrane-Commons>

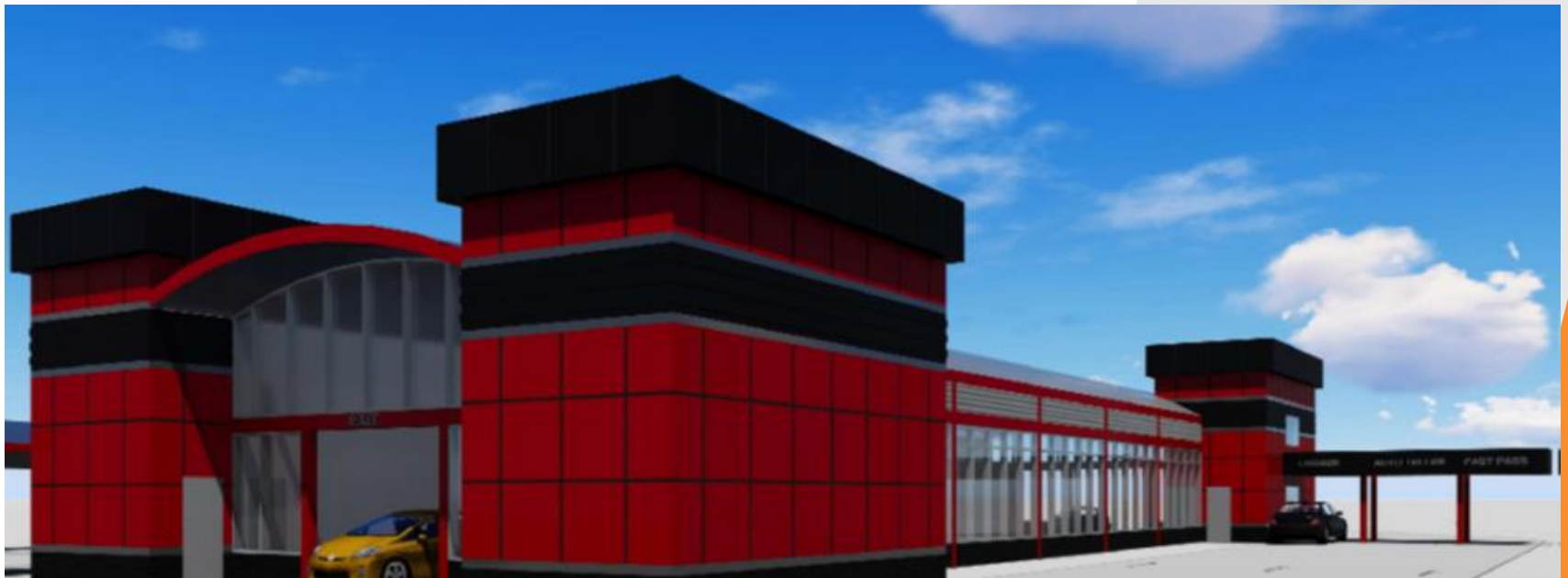
Depot-Latale/The Lumber Yard

- Approved Design permit
- Final street improvement design underway



Zip Thru Car Wash

- Approved Design permit
- Approved Conditional Use Permit
- Building permit processing



Coming Soon...



- Redeveloped World Oil site at Monterey and San Pedro
- 965 San Pedro – 8 Single Story building business park

Projects Under Construction



Butterfield Technology Park



- Five (5) buildings totaling 410,000 SF
- Design Permit approved
- Construction underway
- <http://www.morgan-hill.ca.gov/2087/Butterfield-Technology-Park>



Golden State Assembly Expansion

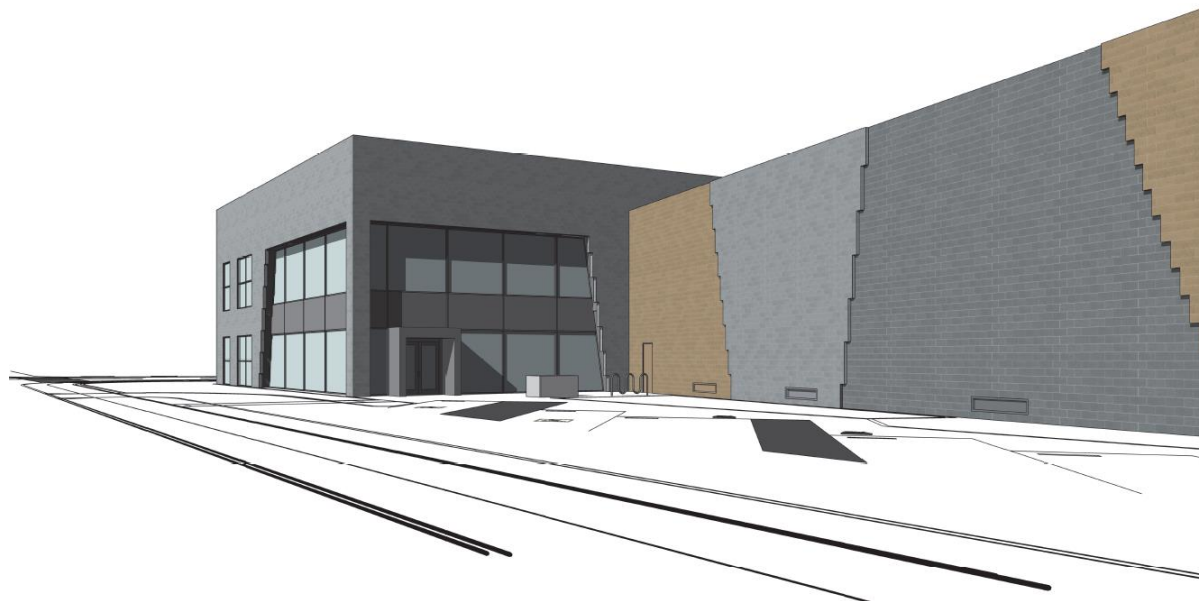


- 40,000 SF
- Manufacturing, warehouse, and distribution
- Construction underway



Level 10 Construction

- 79,000 SF Office and Warehouse building
- Design permit approved
- Demolition Permit issued for existing building
- Building permit approved
- <http://www.morgan-hill.ca.gov/2055/Railroad-Level-10-Construction>



Shoe Palace Expansion

- 503,000 SF
- Shoe Palace Headquarters
- Shell construction complete, landscaping complete, tenant improvements underway
- <http://www.morgan-hill.ca.gov/1960/Shoe-Palace>



Granada Hotel and Market Hall



- 60-Room Boutique Hotel, Market Hall, Spa
- Phase I concrete construction complete
- Phase II framing last 2 floors of construction delayed by COVID 19



Evergreen Village Shopping Center



- 20-Acre Commercial Development
- Hotel, Gas Station, Skilled Nursing approved
- Entitlements processing for retail/food
- Developer working with potential future tenants
- Off site improvements completed
- <http://www.morgan-hill.ca.gov/2068/Evergreen-Village>



Recently Completed Projects



Carpenters Training Center

- 55,000 SF Training facility
- Construction complete



Applied Motion Products

- 24,000 SF Phase I
- Office, R&D, Manufacturing and Assembly
- Construction complete



Silicon Valley Glass Relocation

- 31,000 SF new industrial building



Sunsweet Mixed-Use Project

- 83-market rate apartments
- 8,000 SF of retail
- Construction complete, leasing underway



Depot Station Mixed-Use Project



- 29 Housing Units and 8,000 SF of Retail Condominiums
- Construction complete



Granary Expansion

- 5,000 SF Retail space
- Construction complete



Ceballos Construction

- 17,000 SF Industrial Building
- Construction complete

